

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
NE/S River Road, 200 ft. NW	* ZONING COMMISSIONER
of c/l Grace Road	
7008 River Drive Road	* OF BALTIMORE COUNTY
15th Election District	
7th Councilmanic District	* Case No. 96-51-A
Joseph F. Evering III, et ux	
Petitioners	*
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph F. Evering III and Loris Evering, his wife, for that property known as 7008 River Drive Road in the Lynch Point subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. side yard setback in lieu of the required 10 ft., in a D.R.5.5 zone, for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date 9/11/97
By M. [Signature]

MICROFILMED

upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. (See attached comment from DEPRM dated 8/29/95) The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

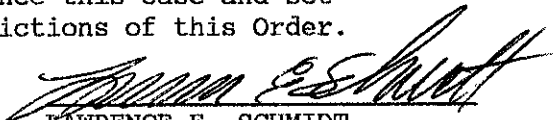
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. side yard setback, in lieu of the required 10 ft., in a D.R.5.5 zone, for an addition, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with DEPRM's recommendations to be submitted upon completion of their review of this matter.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

COPIES RECEIVED FOR THE
DATE 9/11/95 BY Mr. Hensch

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Joseph F. Evering, III
7008 River Drive Road
Baltimore, Maryland 21219

RE: Petition for Administrative Zoning Variance
Case No. 96-51-A
Property: 7008 River Drive Road

Dear Mr. and Mrs. Evering:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

1000 0000 0000





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7008 River Drive Rd 21219
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BG 7.3 C (Curtain) to allow 6' side yard setback in lieu of the required 10' in a D.R. 5.5 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Because Property is only 50' wide
2. Because front door is on opposite side of house
3. Not Practical to build Addition onto house anywhere else.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Joseph F. Evering III work: 477-8660
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SM

DATE: 8-11-95

ESTIMATED POSTING DATE: 8-20-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: #64

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7008 River Drive Rd.
address
Balto. md. 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Because of the property only being 50' wide
and having our front door on the
opposite side of the house it would be
a difficult situation to build the addition
anywhere else.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph F. Evering
(signature)
JOSEPH F. EVERING
(type or print name)



Loris J. Evering
(signature)
LORIS J. EVERING
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of AUGUST, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LORIS JEAN EVERING & Joseph F. Evering

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

AUG 3rd, 1995
date

Heinrich Geilenbichler
NOTARY PUBLIC

My Commission Expires: 10-1-96

MICROFILMED

96-51-A

Zoning Description for 7008 River Drive Rd.
Beginning at a point on the northeast side of
River Drive Rd. which is 40 feet of right-
of-way at the distance of 200 feet
northwesterly of the centerline of the
nearest improved intersecting street which
is Grace Road which is 40 feet wide.
Being Lot #17 Block S in the subdivision
of Lynch Pt. as recorded in Baltimore
County Plat Book #08, Folio #38, containing
7800 Square feet. Also known as 7008
River Drive Road, Baltimore Md. 21219
Located in the 15th Election District #7
Councilmanic District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-51-H
Towson, Maryland

District 1st Date of Posting 8/24/95

Posted for Lorance

Petitioner: Joseph Harris Ewing

Location of property: 7008 Alder Drive Rd. NEH

Location of Sign: Facing road way on property being zoned

Remarks: _____

Posted by M. H. H. H. Date of return: 8/25/95

Number of Signs: 1

8/25/95

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #64

Petitioner: Joseph F. Evering III

Location: 7008 River Dr. Rd. Balto. md. 21219

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Joseph F. Evering III

ADDRESS: 7008 River Drive Rd.
Balto. md. 21219

PHONE NUMBER: 410-477-4971

AJ:ggs

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

1767 #64

No.

004856

DATE

8-11-95

ACCOUNT

R-001 CISC

AMOUNT \$

85.00

RECEIVED
FROM:

Scs. M. S. Lewis & Co. Inc. III
7005 River Drive P.D.

FOR:

010 Res. Van (Adm. Div.)
OSC 1 SIGN.

010110398MICHRC
BA 0011126AMD8-11-95

010110398MICHRC
BA 0011126AMD8-11-95

185-00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

SIGNATURE BY 8-20-



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

COPY

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-51-A (Item 64)
7008 River Drive Road
NE/S River Road, 200' NW of c/l Grace Road
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Joseph and Loris Evering

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Joseph F. Evering
7008 River Drive Road
Baltimore, Maryland 21219

RE: Item No.: 64
Case No.: 96-51-A
Petitioner: J. F. Evering, et ux

Dear Mr. and Mrs. Evering:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,
63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-48B1, MS-1102F



RECEIVED

AUG 24 1995

ZADM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 064 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 29, 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kern

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 28, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Items 055, 056, 063, and 064

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

10/30/1995

96-51-A
closing 9-6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 29, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #64 - Evering Property
7008 River Drive Road
Zoning Advisory Committee Meeting of August 21, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property which is in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) shall use Best Management Practices (BMP's) which reduce pollutant loadings by 10% of the on-site level prior to redevelopment.

The replacement porch and proposed storage area addition are in the 100 foot buffer to Back River, thus a Critical Area Administrative Variance (CAAV) is required. The application has been received and is currently under review.

✓
JLP:KK:sp

c: Mr. & Mrs. Joseph Evering III

EVERING/DEPRM/TXTSBP

KATE,

9:10 AM
9/19/95

PLS. CALL Loris Evering (477-4971)

PERMIT # B-242606

Hearing Case # 96-51-A

10/19/95

Plat to a

PROPERTY AD

Subdivision name: -

plat book# 08.

OWNER: Jos



h

2

1

M

cc

100

13

١٠٠

2

[illegible]

④

①

North

date: 8/6/95

prepared by:

1

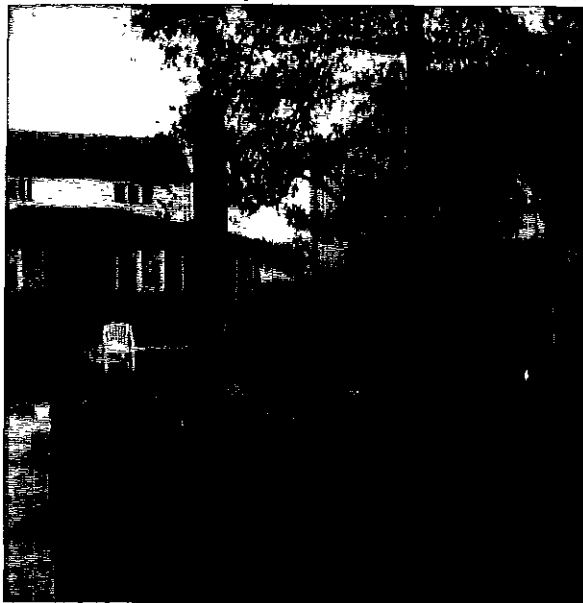


Back of property,
adjacent dwelling



Back of property,
adjacent dwelling

96-51-A



Front of property,
adjacent dwelling



Front of property
adjacent dwelling

MICROFILMED

#64.

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
NE/S River Road, 200 ft. NW	* ZONING COMMISSIONER
of c/l Grace Road	
7008 River Drive Road	* OF BALTIMORE COUNTY
15th Election District	
7th Councilmanic District	* Case No. 96-51-A
Joseph F. Evering III, et ux	
Petitioners	*
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph F. Evering III and Loris Evering, his wife, for that property known as 7008 River Drive Road in the Lynch Point subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. side yard setback in lieu of the required 10 ft., in a D.R.5.5 zone, for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date 9/11/97
By M. [Signature]

MICROFILMED

upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. (See attached comment from DEPRM dated 8/29/95) The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

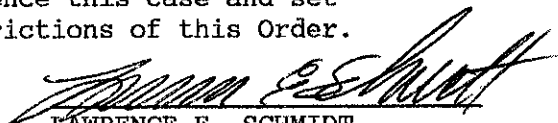
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. side yard setback, in lieu of the required 10 ft., in a D.R.5.5 zone, for an addition, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with DEPRM's recommendations to be submitted upon completion of their review of this matter.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

COPIES RECEIVED FOR THE
DATE 9/11/95 BY Mr. Hensch

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Joseph F. Evering, III
7008 River Drive Road
Baltimore, Maryland 21219

RE: Petition for Administrative Zoning Variance
Case No. 96-51-A
Property: 7008 River Drive Road

Dear Mr. and Mrs. Evering:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

10/10/95
1000 0000 0000





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7008 River Drive Rd 21219
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BG 7.3 C (Curtain) to allow 6' side yard setback in lieu of the required 10' in a D.R. 5.5 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Because Property is only 50' wide
2. Because front door is on opposite side of house
3. Not Practical to build Addition onto house anywhere else.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Joseph F. Evering III work: 477-8660
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SM

DATE: 8-11-95

ESTIMATED POSTING DATE: 8-20-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: #64

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7008 River Drive Rd.
address
Balto. md. 21219
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Because of the property only being 50' wide
and having our front door on the
opposite side of the house it would be
a difficult situation to build the addition
anywhere else.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph F. Evering
(signature)
JOSEPH F. EVERING
(type or print name)



Loris J. Evering
(signature)
LORIS J. EVERING
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3RD day of AUGUST, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

LORIS JEAN EVERING & Joseph F. Evering

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

AUG 3rd, 1995
date

Heinrich Geilenbichler
NOTARY PUBLIC

My Commission Expires: 10-1-96

MICROFILMED

96-51-A

Zoning Description for 7008 River Drive Rd.
Beginning at a point on the northeast side of
River Drive Rd. which is 40 feet of right-
of-way at the distance of 200 feet
northwesterly of the centerline of the
nearest improved intersecting street which
is Grace Road which is 40 feet wide.
Being Lot #17 Block S in the subdivision
of Lynch Pt. as recorded in Baltimore
County Plat Book #08, Folio #38, containing
7800 Square feet. Also known as 7008
River Drive Road, Baltimore Md. 21219
Located in the 15th Election District #7
Councilmanic District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 96-51-H
Towson, Maryland

District 1st Date of Posting 8/24/95

Posted for Lorance

Petitioner: Joseph Harris Ewing

Location of property: 7008 Alder Drive Rd. NEH

Location of Sign: Facing road way on property being zoned

Remarks: _____

Posted by M. H. Ewing Date of return: 8/25/95

Number of Signs: 1

8/25/95

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #64

Petitioner: Joseph F. Evering III

Location: 7008 River Dr. Rd. Balto. md. 21219

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Joseph F. Evering III

ADDRESS: 7008 River Drive Rd.

Balto. md. 21219

PHONE NUMBER: 410-477-4971

AJ:ggs

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

1767 #64

No.

004856

DATE

8-11-95

ACCOUNT

R-001 CISC

AMOUNT \$

85.00

RECEIVED
FROM:

Scs. M. S. Lewis & Co. Inc. III
7005 River Drive P.D.

FOR:

010 Res. Van (Adm. Div.)
OSC 1 SIGN.

010110398MICHRC
BA 0011126AMD8-11-95

010110398MICHRC
BA 0011126AMD8-11-95

185-00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER

YELLOW - CUSTOMER

SIGNATURE BY 8-20-



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

COPY

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-51-A (Item 64)
7008 River Drive Road
NE/S River Road, 200' NW of c/l Grace Road
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Joseph and Loris Evering

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Joseph F. Evering
7008 River Drive Road
Baltimore, Maryland 21219

RE: Item No.: 64
Case No.: 96-51-A
Petitioner: J. F. Evering, et ux

Dear Mr. and Mrs. Evering:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62,
63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-48B1, MS-1102F



RECEIVED

AUG 24 1995

ZADM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 064 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 29, 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kern

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: August 28, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Items 055, 056, 063, and 064

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

10/30/1995

96-51-A
closing 9-6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director August 29, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #64 - Evering Property
7008 River Drive Road
Zoning Advisory Committee Meeting of August 21, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property which is in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) shall use Best Management Practices (BMP's) which reduce pollutant loadings by 10% of the on-site level prior to redevelopment.

The replacement porch and proposed storage area addition are in the 100 foot buffer to Back River, thus a Critical Area Administrative Variance (CAAV) is required. The application has been received and is currently under review.

✓
JLP:KK:sp

c: Mr. & Mrs. Joseph Evering III

EVERING/DEPRM/TXTSBP

KATE,

9:10 AM
9/19/95

PLS. CALL Loris Evering (477-4971)

PERMIT # B-242606

Hearing Case # 96-51-A

10/19/95

Plat to a

PROPERTY AD

Subdivision name:

plat book# 08, f.

OWNER: Jose



Ad

2.

1

11

10

10

10

35

22

Appendix A



①

North.

date: 8/6/95

prepared by:

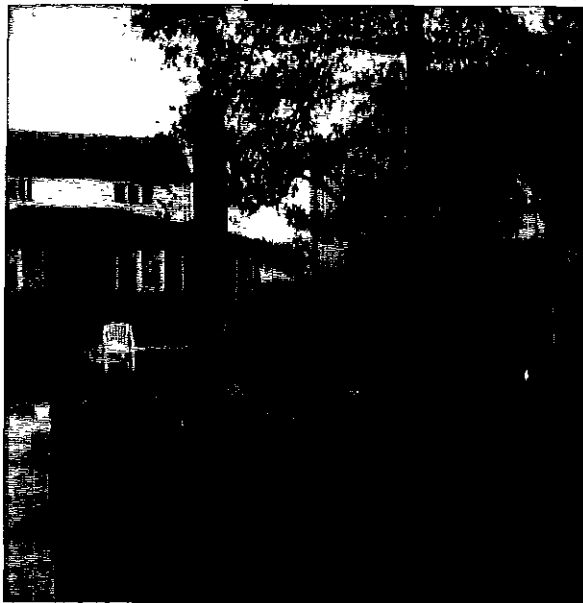


Back of property,
adjacent dwelling



Back of property,
adjacent dwelling

96-51-A



Front of property,
adjacent dwelling



Front of property
adjacent dwelling

MICROFILMED

#64.

LYNCH POINT

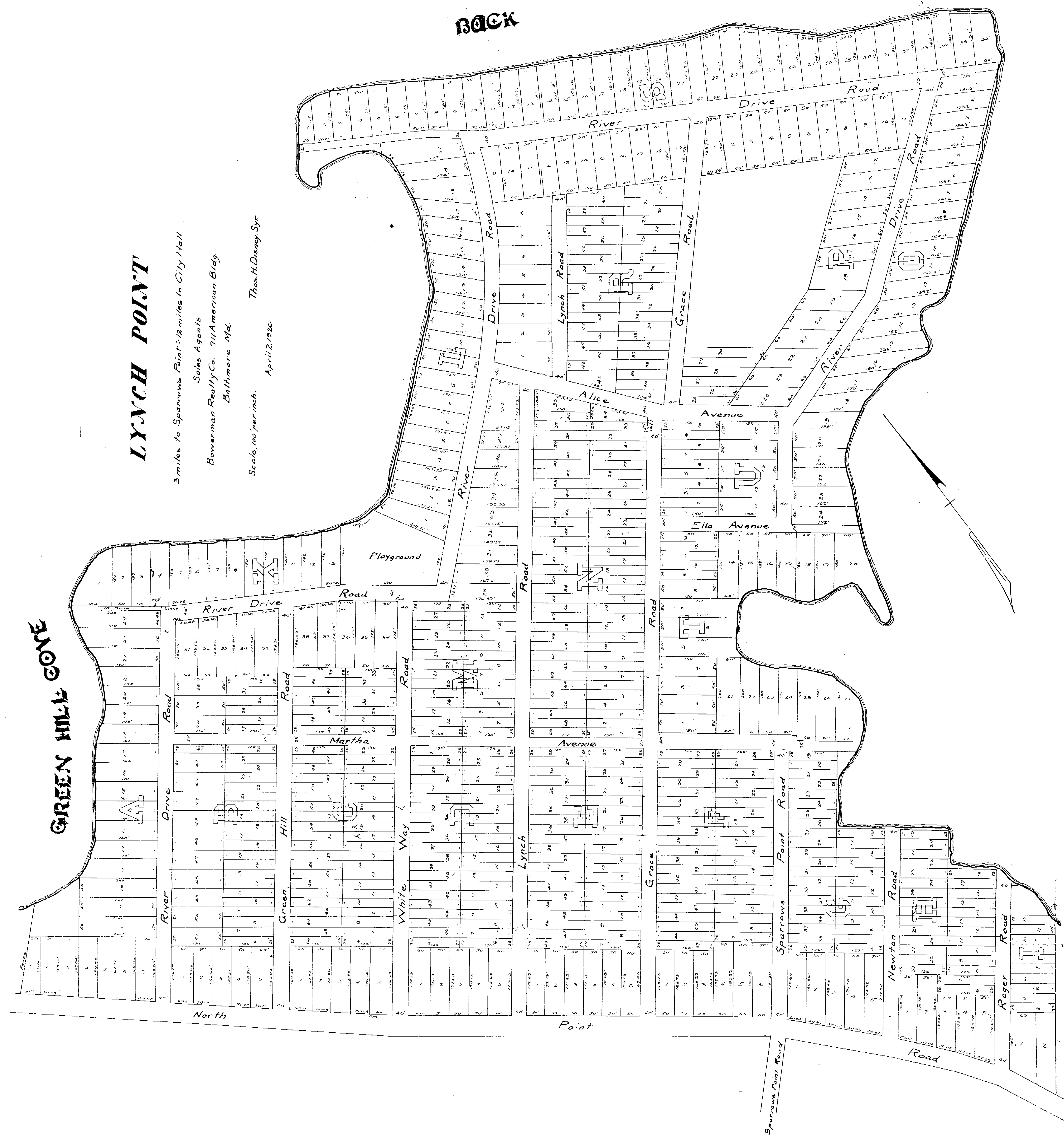
3 miles to Sparrows Point: 12 miles to City Hall

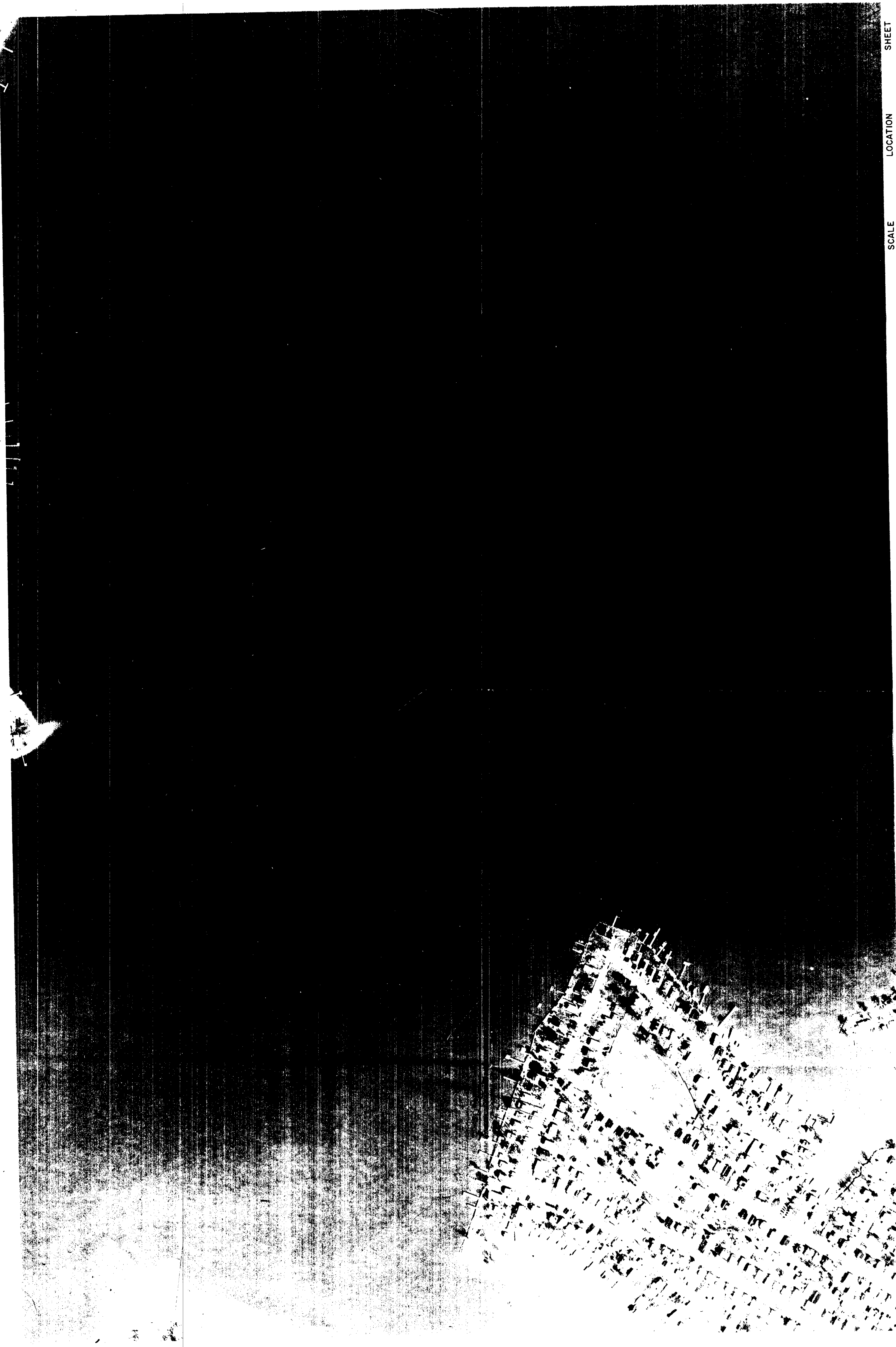
Sales Agents

Bowerman Realty Co. 711 American Bldg.
Baltimore Md.

Scale, 100' per inch.

April 2, 1926.





96-51-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

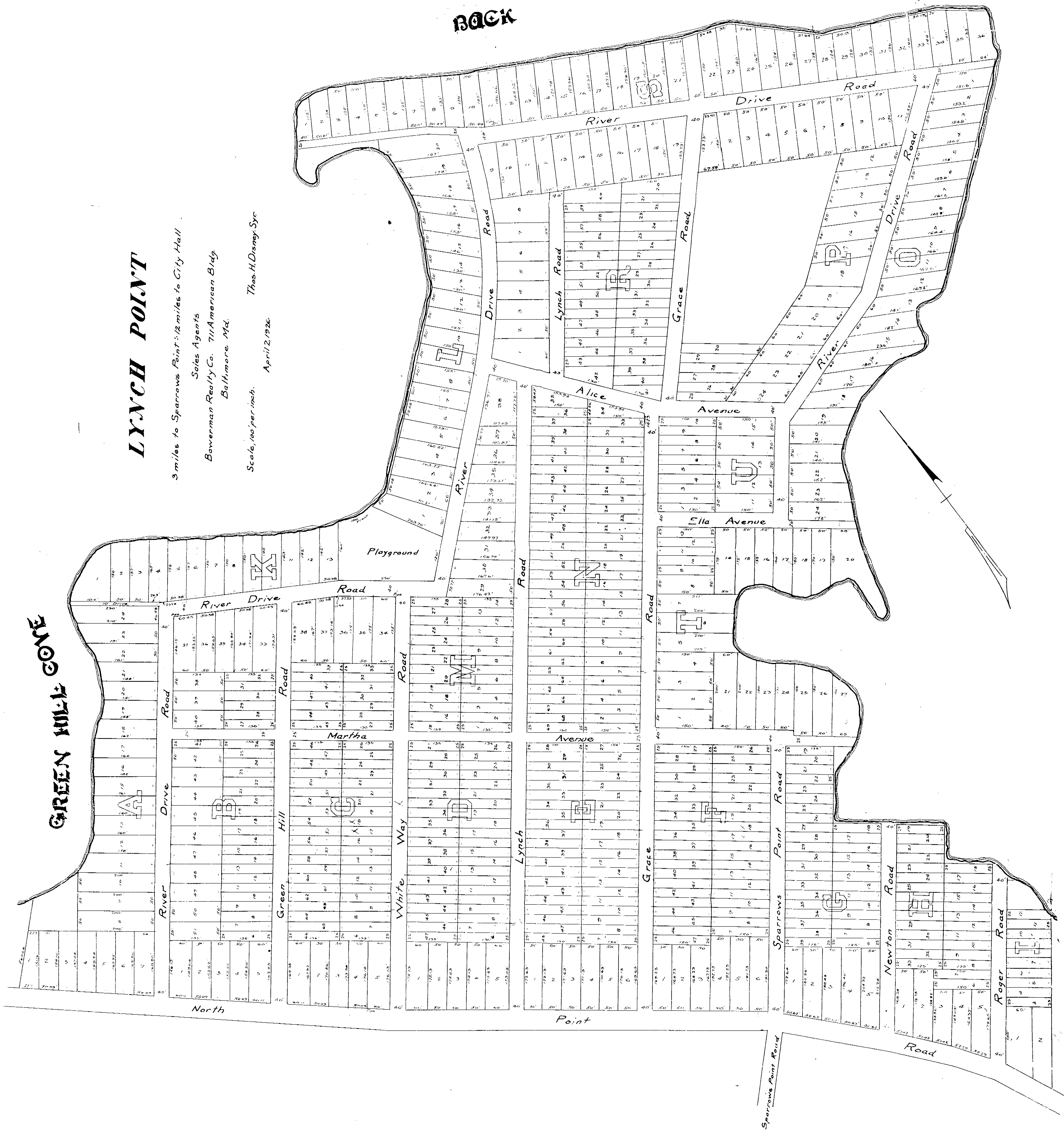
LOCATION
EDGE MERE

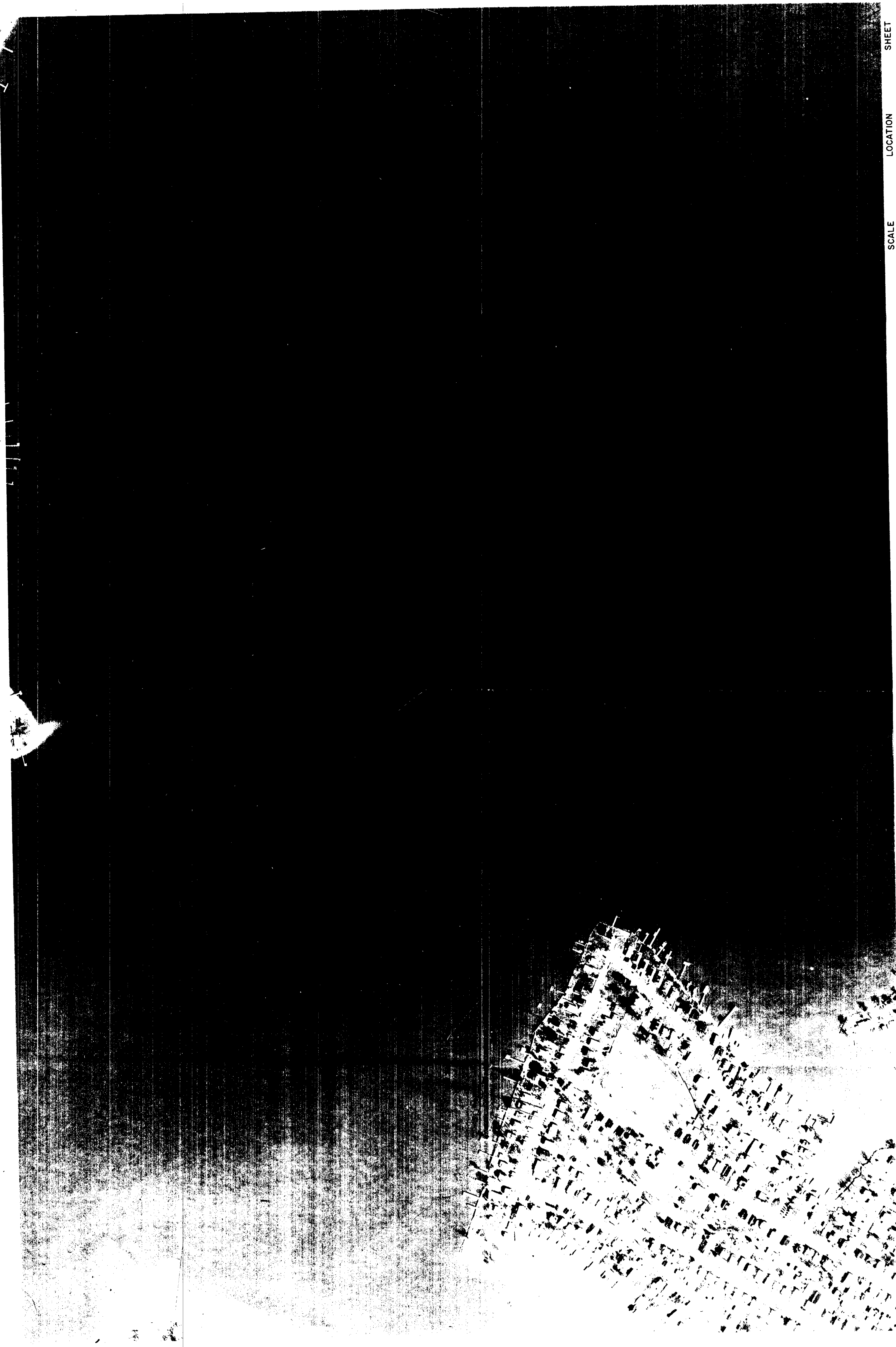
SHEET
S.E.
5-1

DATE
OF
PHOTOGRAPHY
JANUARY
1986

#64

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401





96-51-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

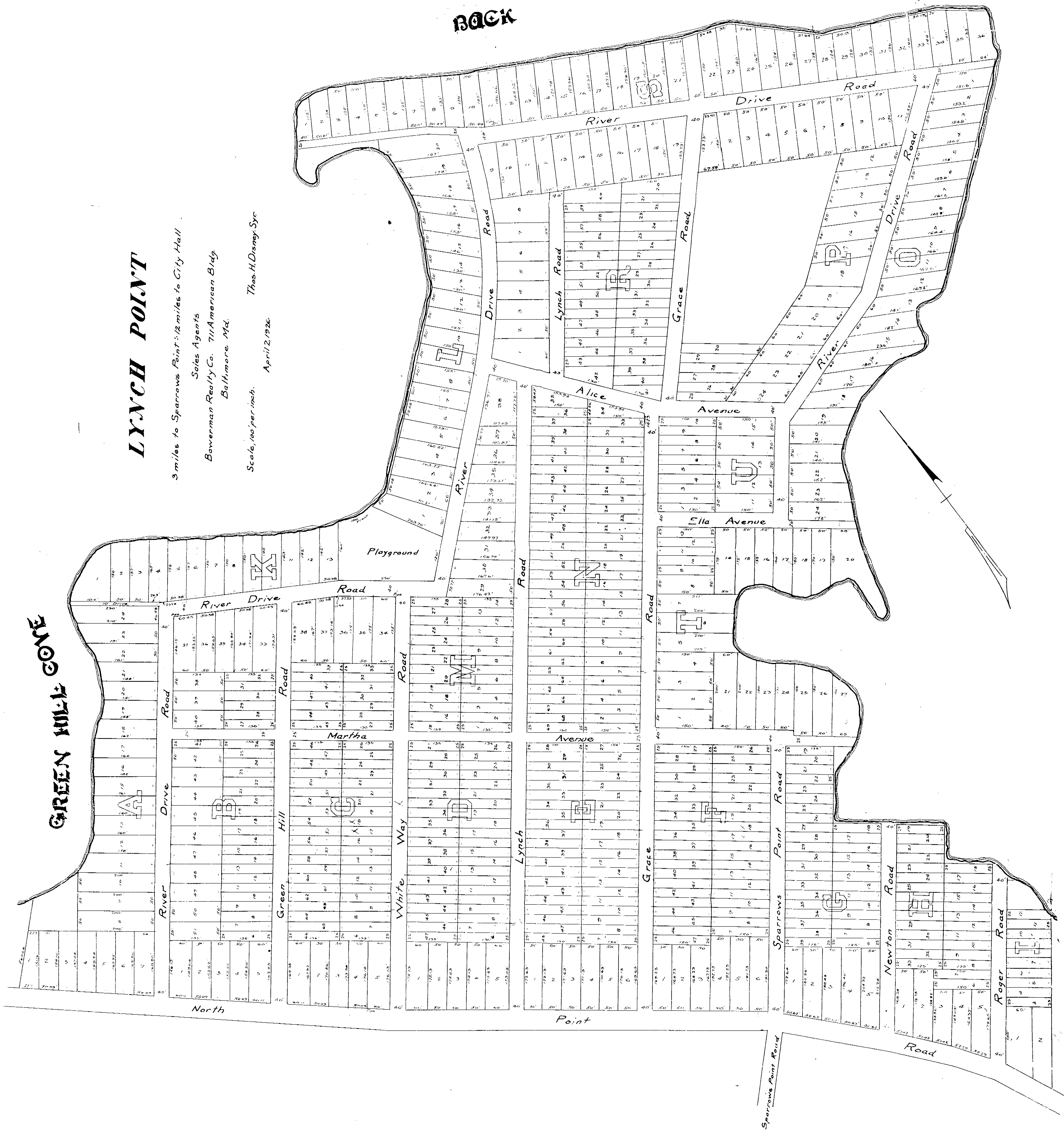
LOCATION
EDGE MERE

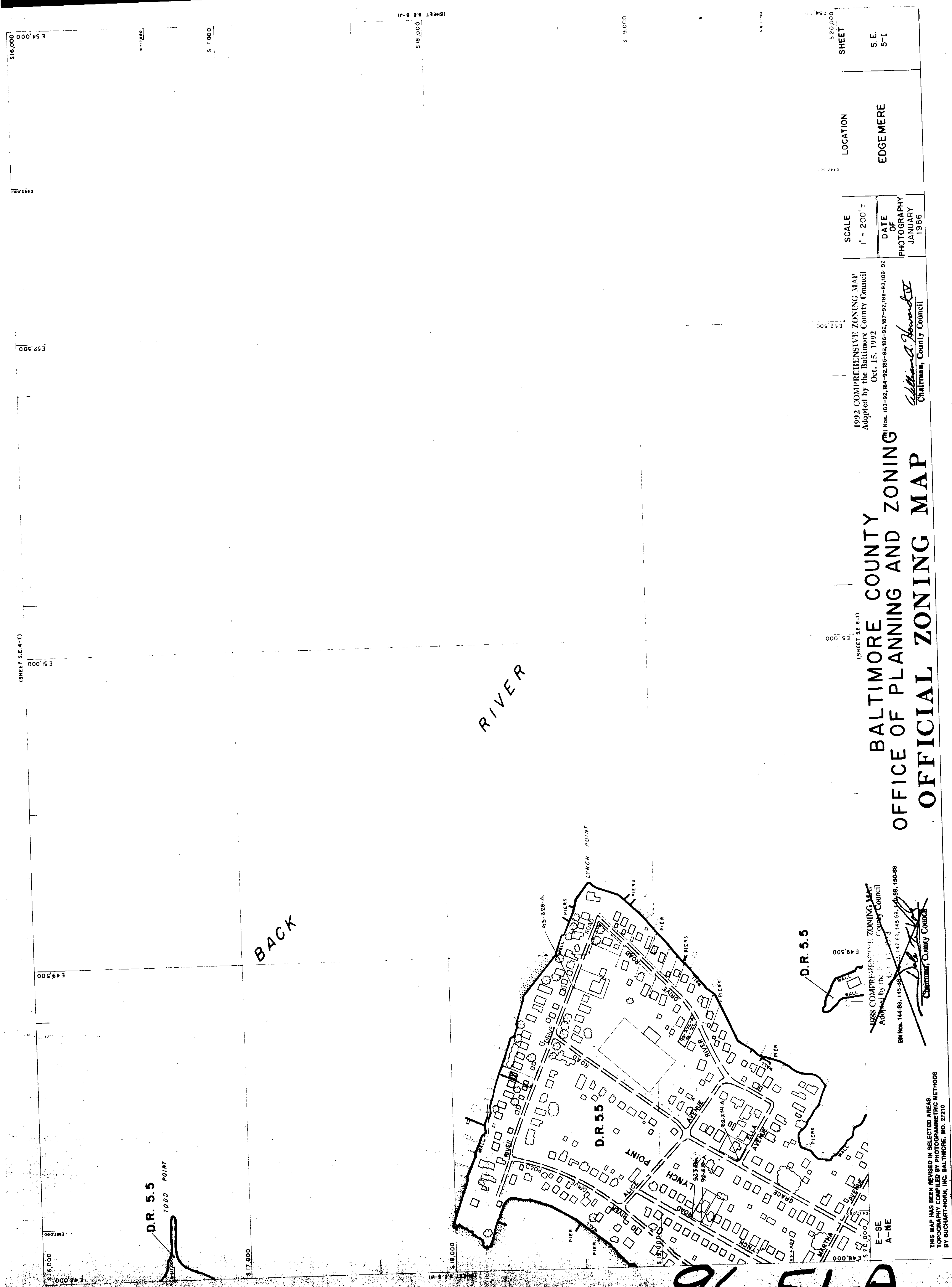
SHEET
S.E.
5-1

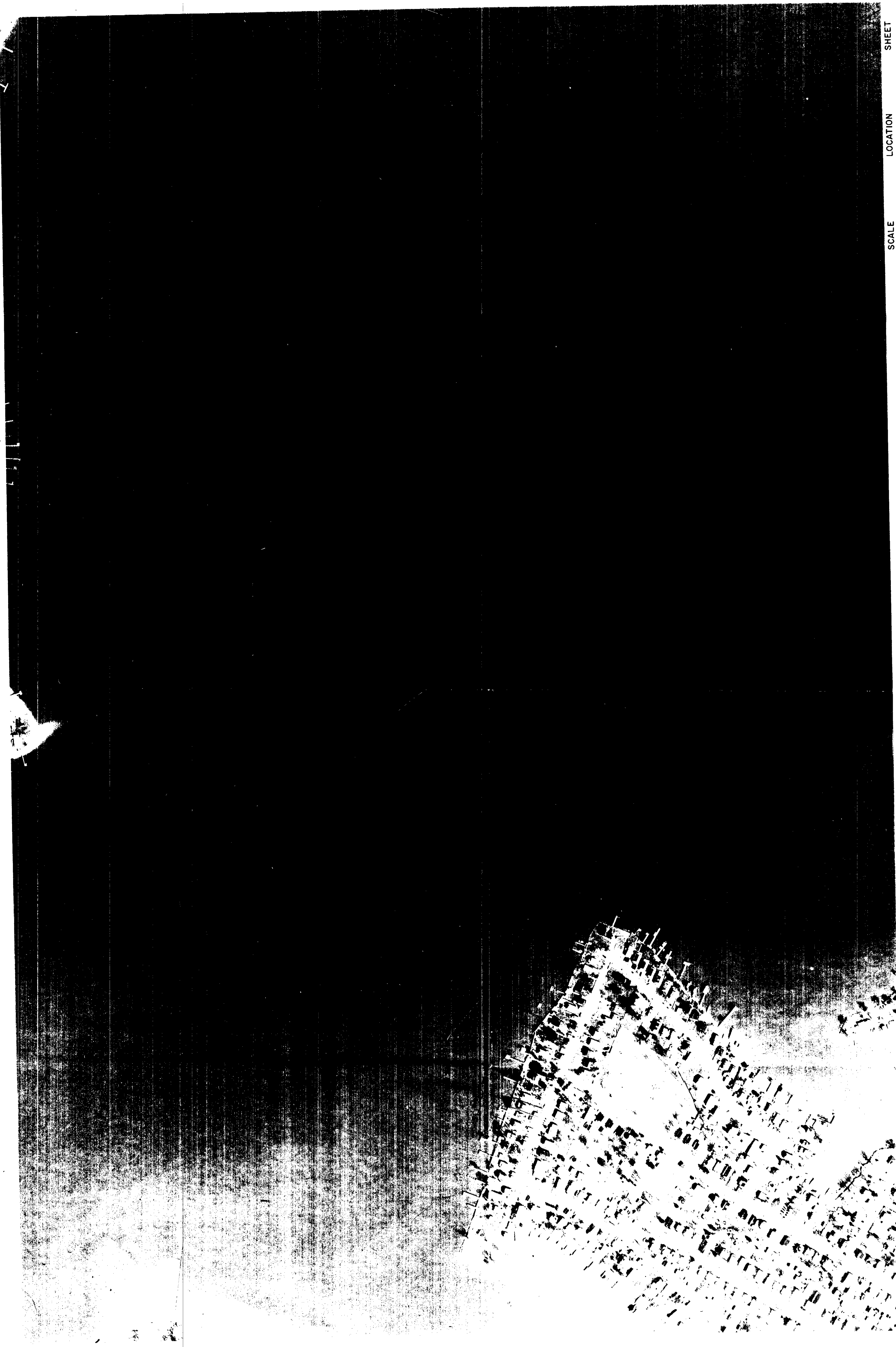
DATE
OF
PHOTOGRAPHY
JANUARY
1986

#64

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401







96-51-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
EDGE MERE

SHEET
S.E.
5-1

DATE
OF
PHOTOGRAPHY
JANUARY
1986

#64

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

LYNCH POINT

3 miles to Sparrows Point: 12 miles to City Hall

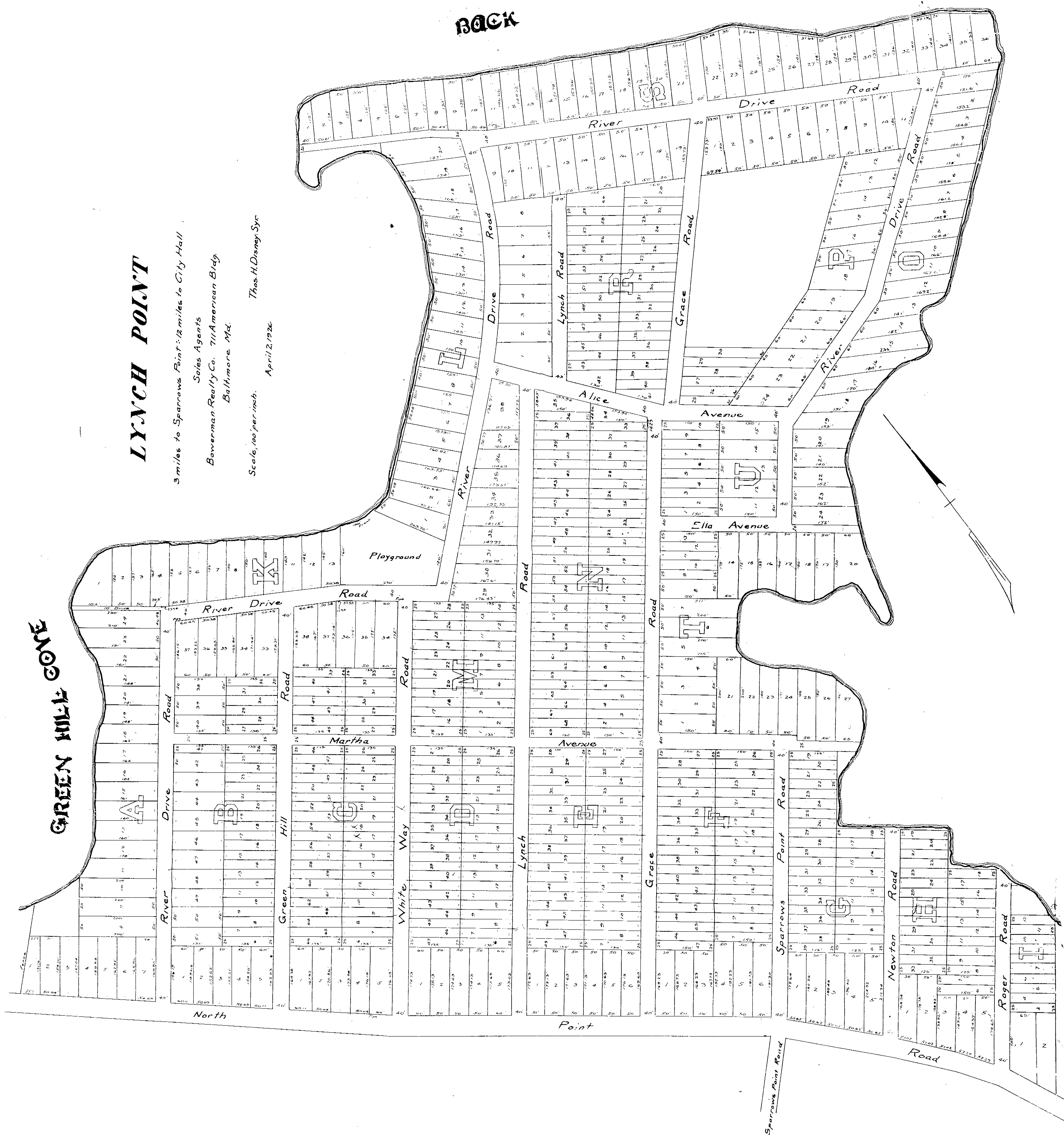
Sales Agents

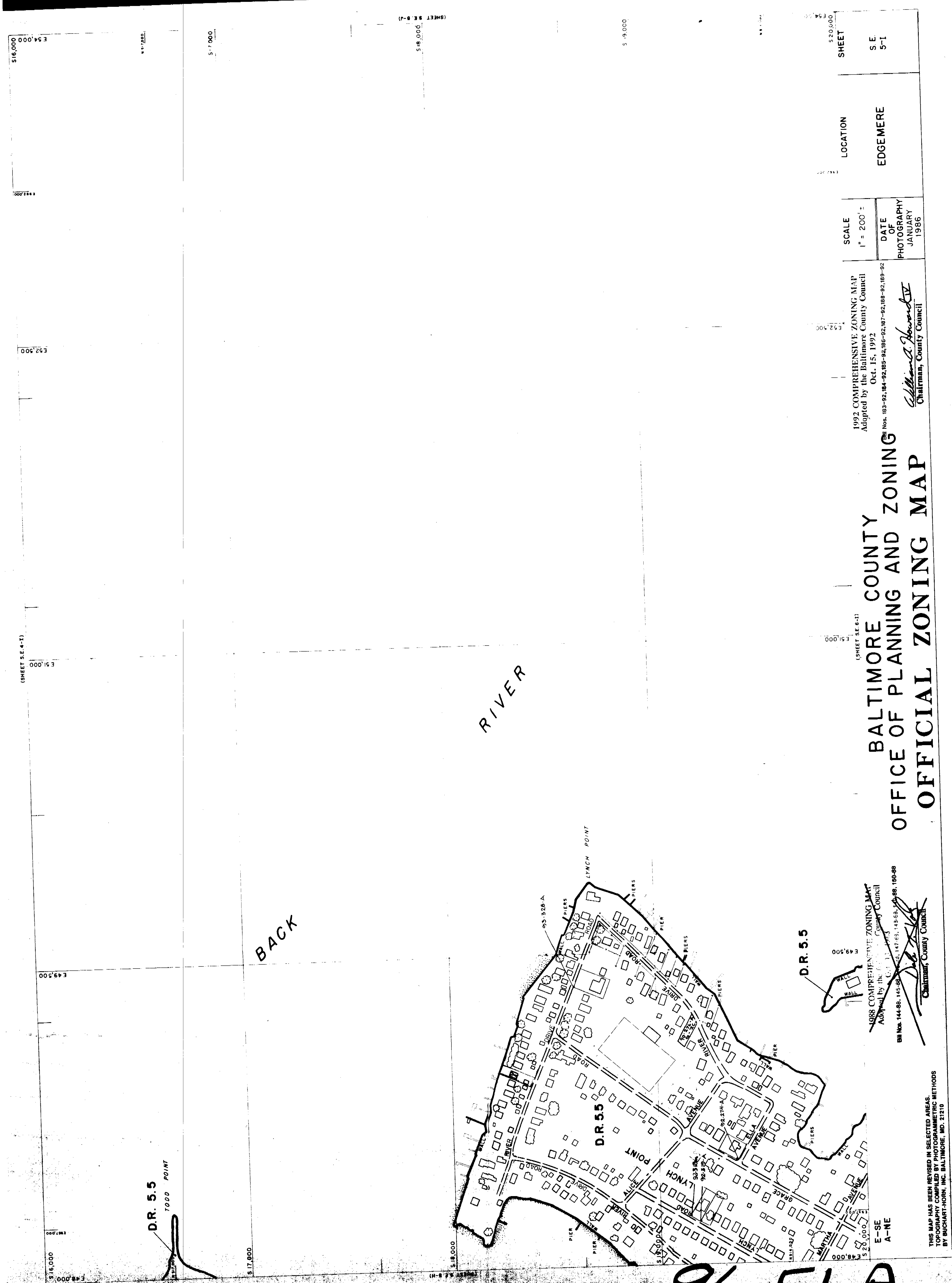
Bowerman Realty Co. 711 American Bldg.
Baltimore Md.

Thos. H. Disney. Syr.

Scale, 100' per inch.

April 2, 1926.





**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William J. Howard
Chairman, County Council

SCALE
1" = 200'
DATE
JANUARY
1986

LOCATION
EDGEWATER

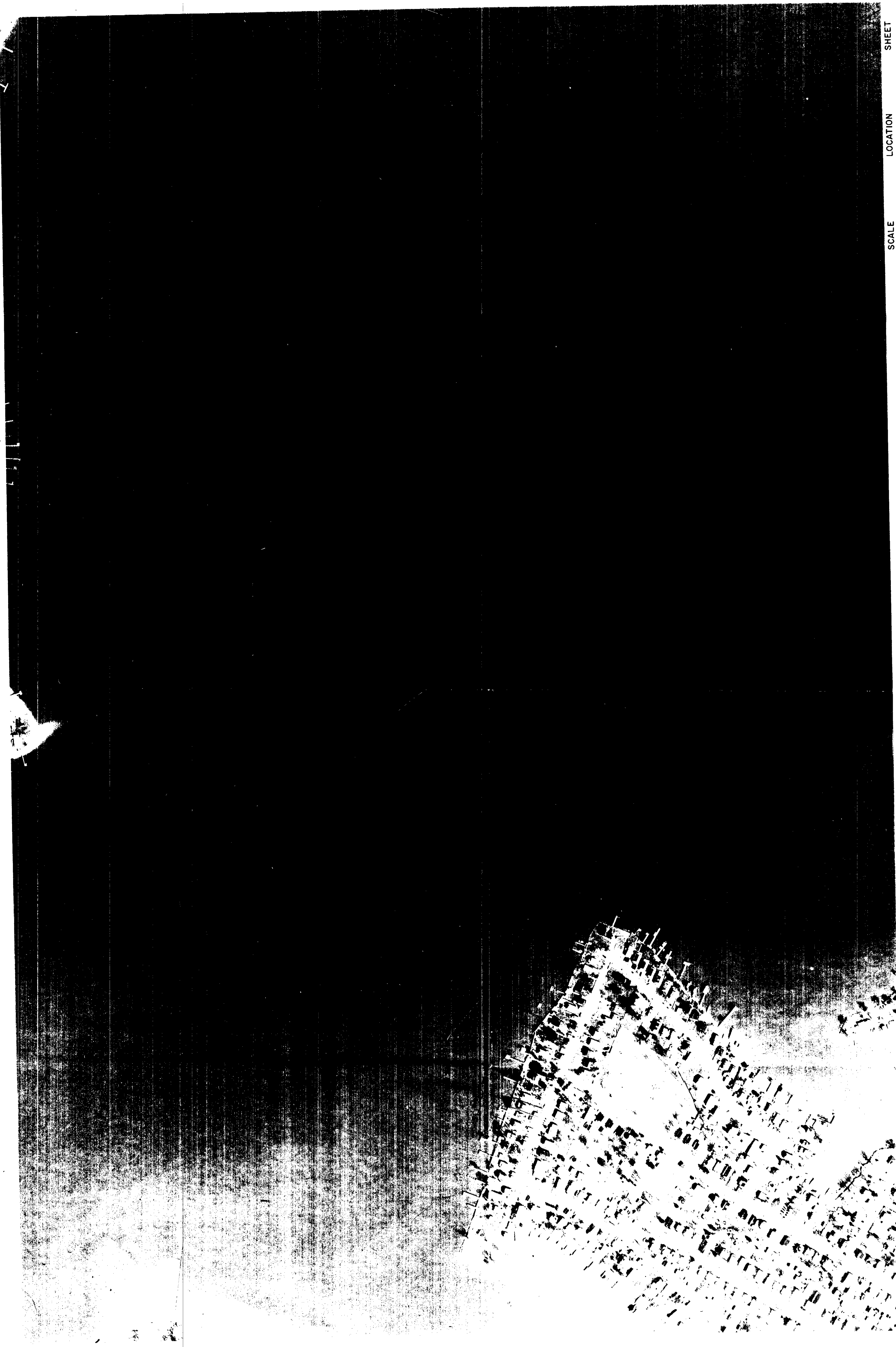
SHEET
SE
5-1

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1988
Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

William J. Howard
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

96-51-A



96-51-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION
EDGE MERE

SHEET
S.E.
5-1

DATE
OF
PHOTOGRAPHY
JANUARY
1986

#64

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
NE/S River Road, 200 ft. NW
of c/l Grace Road
7008 River Drive Road
15th Election District
7th Councilmanic District
Joseph F. Evering III, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph F. Evering III and Loris Evering, his wife, for that property known as 7008 River Drive Road in the Lynch Point subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. side yard setback in lieu of the required 10 ft., in a D.R.5.5 zone, for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

This property is located within the Chesapeake Bay Critical Area and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. (See attached comment from DEPRM dated 8/29/95) The relief granted herein shall be conditioned upon Petitioners' compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of September, 1995 that the Petition for a Zoning Variance from Section 1802.3.C of the Baltimore County Zoning Regulations (BCZR) to allow a 6 ft. side yard setback, in lieu of the required 10 ft., in a D.R.5.5 zone, for an addition, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with DEPRM's recommendations to be submitted upon completion of their review of this matter.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Counthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1995

Mr. and Mrs. Joseph F. Evering, III
7008 River Drive Road
Baltimore, Maryland 21219

RE: Petition for Administrative Zoning Variance
Case No. 96-51-A
Property: 7008 River Drive Road

Dear Mr. and Mrs. Evering:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Printed with Soy-based Ink
on Recycled Paper

CRITICAL
AREA

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7008 River Drive Rd. 21219
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C (BCZR) to a lower 6' side yard setback in lieu of the required 10' in a D.R.5.5 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Because Property is only 50' wide
2. Because front door is on opposite side of house
3. Not Practical to build Addition onto house anywhere else.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

With the solemnity of an oath and under the penalties of perjury, that I am the legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, I hereby petition for a Variance from Section(s) 1802.3.C (BCZR) to a lower 6' side yard setback in lieu of the required 10' in a D.R.5.5 zone.

Legal Owner(s):

Joseph F. Evering III, et ux.

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Signature

Address

City

State

Zip Code

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at
7008 River Drive Rd.
Balto, Md. 21219

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate reason or reasons)

Because of the property only being 50' wide and having our front door on the opposite side of the house it would be a difficult situation to build the addition anywhere else.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Joseph F. Evering III
Loris J. Evering

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 20 day of August, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
LORIS JEAN EVERING and Joseph F. Evering

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Notary Public
My Commission Expires 10-1-96

Zoning Description for 7008 River Drive Rd.
Beginning at a point on the northeast side of River Drive Rd. which is 40 feet of right-of-way at the distance of 200 feet northwesterly of the centerline of the nearest improved intersecting street which is Grace Road which is 40 feet wide. Being Lot #17 Block S in the subdivision of Lynch Pt. as recorded in Baltimore County Plat Book #08, Folio #38 containing 7800 Square feet. Also known as 7008 River Drive Road, Baltimore, Md. 21219. Located in the 15th Election District #7 Councilmanic District

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 17th Date of Posting 8/21/95
Posted for: Administrative Variance
Petitioner: Joseph F. Evering III, et ux.
Location of property: 7008 River Drive Rd. Balto, Md.
Location of Sign: 7008 River Drive Rd. Balto, Md.
Remarks:
Posted by: Matthew J. Jorgensen Date of return: 8/22/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT 96-51-A 004856
DATE 8-11-95 ACCOUNT 6-6000-CISC
AMOUNT \$ 55.00
RECEIVED FROM: Joseph F. Evering III
FOR: 7008 River Drive Rd. Balto, Md.
VALIDATION OR SIGNATURE OF CASHIER
DATE 8-11-95 TIME 1:00 PM FEE ALICNY YELLOW 00000000 SURE RS40346 20

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 764

Petitioner: Joseph F. Evering III

Location: 7008 River Drive Rd. Balto, Md. 21219

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Joseph F. Evering III

ADDRESS: 7008 River Drive Rd.

Balto, Md. 21219

PHONE NUMBER: 410-477-4971

Adjiggs

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 18, 1995

COPY
NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-51-A (Item 64)
7008 River Drive Road
NE/S River Road, 200' NW of c/1 Grace Road
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 20, 1995. The closing date (September 5, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Joseph and Loris Evering



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 28, 1995

Mr. and Mrs. Joseph F. Evering
7008 River Drive Road
Baltimore, Maryland 21219

RE: Item No.: 64
Case No.: 96-51-A
Petitioner: J. F. Evering, et ux

Dear Mr. and Mrs. Evering:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 11, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

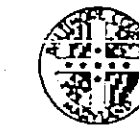
If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5900

(410) 887-4500

DATE: 08/23/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF AUGUST 21, 1995

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 29, 55, 56, 57, 58, 60, 62, 63 & 64.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE BB7-4881. MS-1102F



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

8-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 064 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 17, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 29, 52, 55, 63, and 64.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Edry L. Kern*

PK/JL

ITEM29/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 28, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for August 28, 1995
Items 055, 056, 063, and 064

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

August 29, 1995

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #64 - Evering Property
7008 River Drive Road
Zoning Advisory Committee Meeting of August 21, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Redevelopment of the property which is in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA) shall use Best Management Practices (BMP's) which reduce pollutant loadings by 10% of the on-site level prior to redevelopment.

The replacement porch and proposed storage area addition are in the 100 foot buffer to Back River, thus a Critical Area Administrative Variance (CAAV) is required. The application has been received and is currently under review.

JLP:KK:sp

cc: Mr. & Mrs. Joseph Evering III

EVERING/DEPRM/TXTSBP

KATE,
7-10 AM
9/19/95
PLS. CALL Loris Evering (477-4971)
PERMIT # B-242606
Hearing Case # 96-51-A



Back of property,
adjacent dwelling

Back of property,
adjacent dwelling

96-51-A



Front of property
adjacent dwelling

Front of property
adjacent dwelling

64

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7908 River Drive Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Lynch Point

plat book # 02, folio 38, lots 17, sections 5

96-51-A

OWNER: Joseph + Loris Evering III

North

date: 8/6/95

prepared by: [Signature]

RIVER DRIVE ROAD
(40' WIDE)
PAVING STRIPS

Scale of Drawing: 1" = 40'

NORTH POINT ROAD

Nearest Hwy
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1" = 200' scale map: SE-5-I

Zoning: DR-5.5

lot size: 7800 square feet

SEWER: ☒ YES ☐ NO

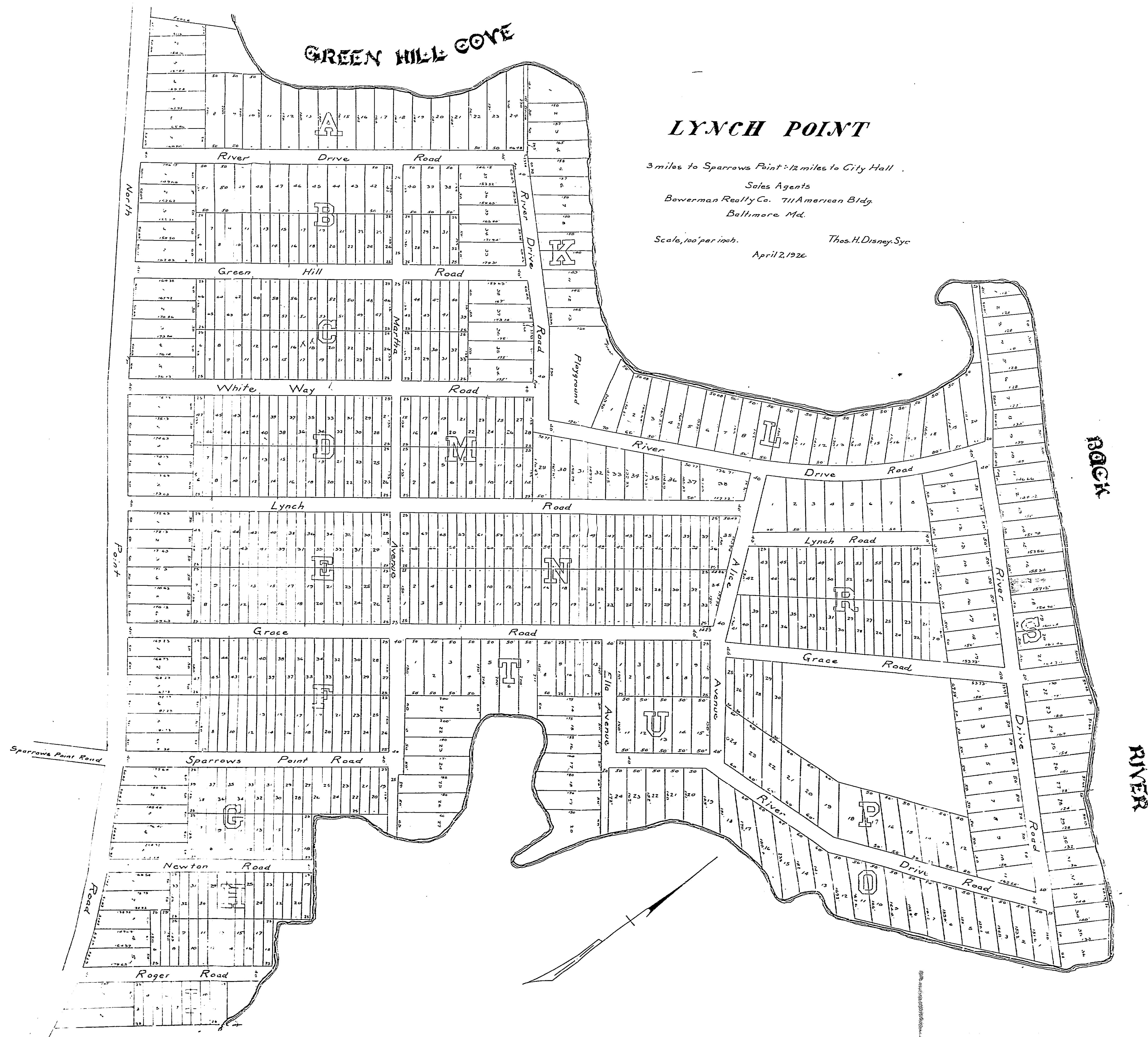
WATER: ☒ YES ☐ NO

Cheapeake Bay Critical Area: ☒ YES ☐ NO

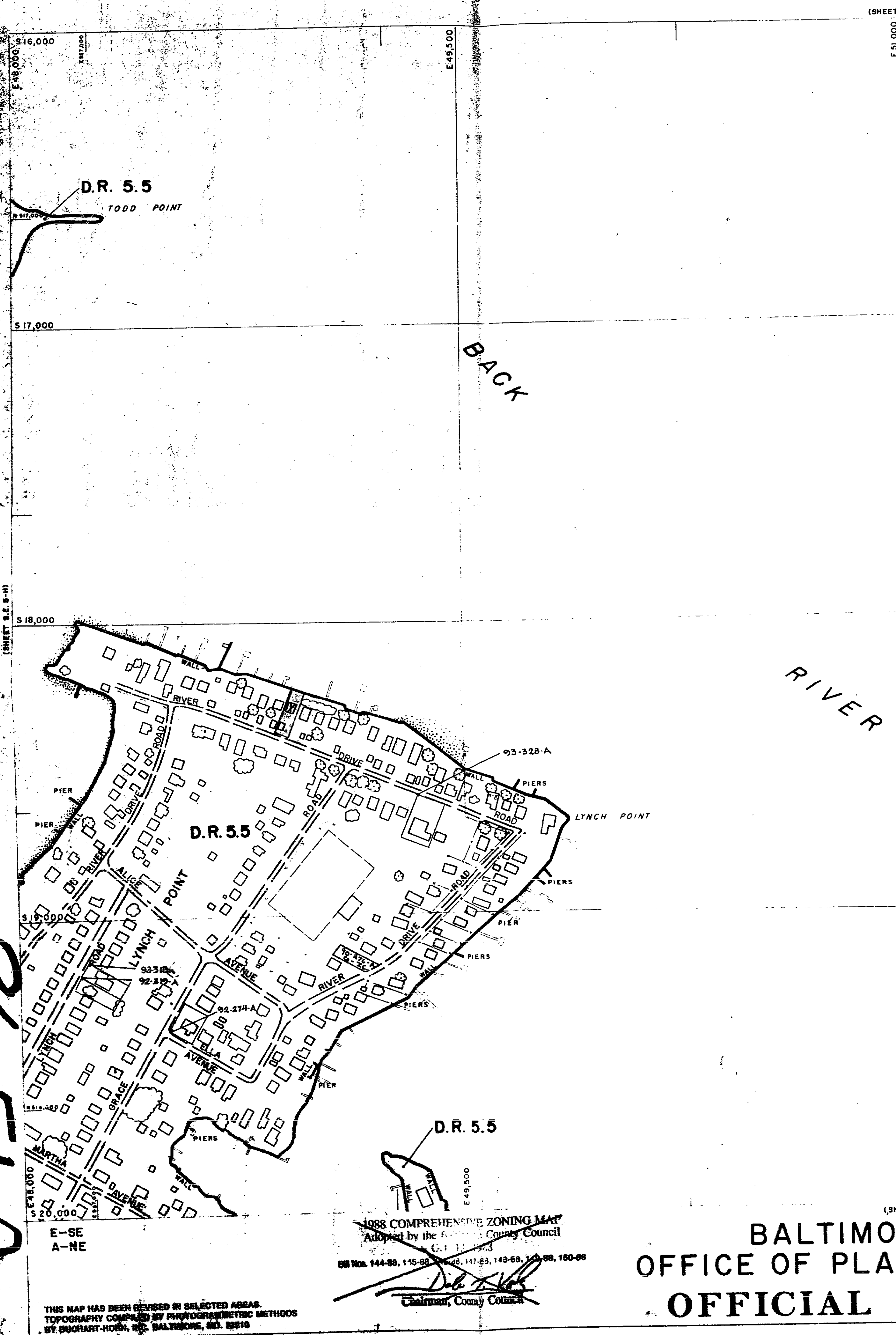
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 64 CASE #:



96-51-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION	SHEET
EDGEMERE	S.E. 5-1

96-51-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
EDGE MERE

SHEET
S.E.
5-1